



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7213

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 9294 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Pit all waters

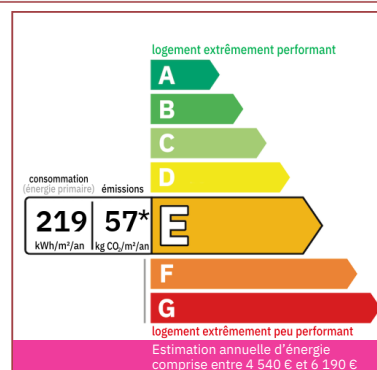
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



South of Sarlat, 2 minutes from a village with all shops, 18th century Périgord house renovated in 2022 of approximately 189 m<sup>2</sup>, 4 bedrooms including 2 on one level, partial basement with double garage, swimming pool.

189 m<sup>2</sup> living

9 294 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

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Price fees included

665 600 €

Agency fees: 4 % VAT included\*

Price without fees: 640 000 €

\*The agency fees are entirely at the cost of the purchaser





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## • Description ref n°7213 •

Old Périgourdine house composed on the garden level, a living room of 27 m<sup>2</sup> with old character fireplace, living room of approximately 30 m<sup>2</sup> with open fitted kitchen and office space, pantry/laundry room of 5.5 m<sup>2</sup>, bedroom of 17 m<sup>2</sup> with its bathroom of 3.43 m<sup>2</sup> with toilet, bedroom of 17 m<sup>2</sup> with dressing area of 5.69 m<sup>2</sup> (possibility of transforming into a bathroom).

Upstairs, bedroom of 21 m<sup>2</sup> with its dressing room of 5.86 m<sup>2</sup>, and bathroom of 9.5 m<sup>2</sup> with bathtub, shower and toilet, bedroom of 14.45 m<sup>2</sup> with its bathroom of 11.55 m<sup>2</sup> with toilet.

Partial basement of 80 m<sup>2</sup> accessible from inside the house, consisting of a double garage, a boiler room area and a cellar.

Sanitation compliant with 2021 - oil heating with boiler from 2023 - double-glazed joinery

Adjoining land of 9294 m<sup>2</sup> enclosed - 10x5 m chlorine swimming pool with diving pit

